

1 **OLENKA STASYSHYN,** \* **BEFORE THE**  
2 **PETITIONER** \* **PLANNING BOARD OF**  
3 **ZRA-171** \* **HOWARD COUNTY, MARYLAND**

4 \* \* \* \* \*

5 **MOTION:** *To recommend denial of the petition in accordance with the Department of*  
6 *Planning and Zoning recommendation.*

7 **ACTION:** *Recommended denial; Vote 5 to 0.*

8 \* \* \* \* \*

9 **RECOMMENDATION**

10 On December 15, 2016, the Planning Board of Howard County, Maryland, considered the petition of  
11 Olenka Stasyshyn for a Zoning Regulation Amendment to Amend Section 131.0 to establish a Conditional  
12 Use category - School, Instructional for the teaching of music, dance, martial arts, yoga and/or meditation  
13 practice in the R-20 District.

14 The Planning Board considered the petition, the Department of Planning and Zoning (DPZ) Technical  
15 Staff Report and Recommendation, and the comments of reviewing agencies. DPZ recommended denial of  
16 the petition, siting that the proposed amendments are inconsistent with similar use categories, lack protection  
17 for adjacent residential properties, and sufficient opportunity exists for the proposed use through the Home  
18 Occupation Conditional Use category.

19 The Petitioner, represented by Thomas Coale, stated that are numerous residential properties within  
20 the County adjacent to major roadways and commercial zoning districts that are no longer viable as  
21 residential uses. He emphasized that the proposed use allows light health and wellness uses that are  
22 appropriate for transitional parcels adjacent to commercial zoning districts. He stated that the R-20 zoning  
23 district was suggested because it requires larger lots that can accommodate development requirements such as  
24 parking and buffers. Furthermore, he indicated that the inclusion of the activities identified in the proposed  
25 use in the commercial athletic facility and commercial school land use categories is not appropriate, since  
26 they do not have the same level of impact. Additionally, he claimed that commercial rental rates price out the  
27 activities identified in the proposed use; therefore, conversion of existing residential buildings in transitional  
28 areas is a viable option for these businesses.

29 Board Discussion and Recommendation

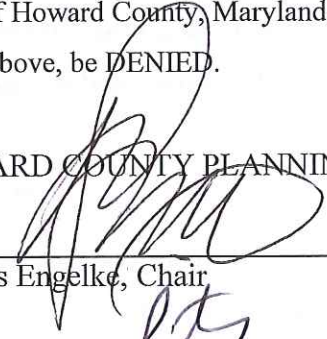
30 In work session, the Planning Board acknowledged that there may be properties in R-20 that are  
31 appropriate for the proposed use, but were opposed to allowing it in all R-20 zoned area. A board member  
32 stated that converting residential buildings into businesses has not produced a desirable result and the practice  
33 should not be continued. The Board expressed concern regarding parking and traffic impacts the proposed use

1 may have on adjacent residential properties. A board member stated that there are numerous commercial  
2 properties available in the County that can accommodate the proposed use.

3 Erica Roberts made the motion to recommend approval of the petition in accordance with the  
4 Department of Planning and Zoning recommendation. Delphine Adler seconded the motion. The motion  
5 passed by a vote of 5 to 0.

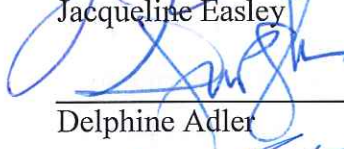
6 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 2nd day of  
7 March, 2017, recommends that ZRA-171, as described above, be DENIED.


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9 HOWARD COUNTY PLANNING BOARD

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11   
Phillips Engelke, Chair


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Erica Roberts, Vice-chair

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Jacqueline Easley

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Delphine Adler

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Ed Coleman

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23 ATTEST:

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25 Valdis Lazdins, Executive Secretary  
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